

Amendment to Bill No. 2 – 2005

By: Christopher J. Merton

Legislative Day No. 4

Date: March 7, 2005

Amendment No. 57

(This amendment changes the minimum structure and use setbacks for conditional use age-restricted adult multiplex buildings.)

- 1 Substitute the attached pages for page 49 of the proposed Comprehensive Zoning
- 2 Amendments attached to Council Bill 2 - 2005.
- 3
- 4 FILENAME A57CB2-2005.doc

1	(a)	Apartments	40 feet
2		EXCEPT IN R-SA-8 AND R-A-15	55 FEET
3			
4	(b)	Other Principal Structures	34 feet
5	(c)	Accessory Structures	15 feet
6			
7	(2)	Minimum Structure and Use Setback from[[Perimeter of	
8		Development]]:	
9			
10	(a)	From Public Street Right-of-way	40 feet
11			
12	(b)	From RESIDENTIAL LOTS IN RC, RR, R-ED, R-20,	
13		R-12 or R-SC Districts:	
14			
15		(i) Apartments [[and single-family attached]]	100[[75]] feet
16		(ii) SINGLE FAMILY ATTACHED AND	
17		MULTI-PLEX.....	75 FEET
18		[[ii]] (III) Single-family detached and semi-detached	[[50]] 40 feet
19	(C)	[[iii]] Unless adjoining parcel is developed for]] FROM	
20		OPEN SPACE, multi-family or non-residential uses in	
21		RC, RR, R-ED, R-20, R-12 or R-SC.....	[[40]] 30 feet
22			
23	[[c]] (D)	From zoning districts other than RC, RR, R-ED,	
24		R-20, R-12 or R-SC.....	20 feet
25			
26	(3)	Minimum structure setback from interior roadway or driveway	
27		for units with garages	20 feet
28			
29	(4)	Minimum structure setback from lot lines for single-family	
30		detached OR MULTI-PLEX units:	
31			
32	(a)	Side	[[5]] 10 feet
33		Except zero lot line dwellings.....	0 feet
34		A minimum of [[15]] 10 feet must be provided between	
35		structures.	
36			
37	(b)	Rear	20 feet
38			
39	(5)	Minimum distance between single-family detached and/or	
40		attached dwellings:	
41			
42	(a)	For units oriented face-to-face.....	30 feet
43	(b)	For units oriented side-to-side	15 feet
44	(c)	For units oriented face-to-side or rear-to-side	20 feet
45	(d)	For units oriented rear-to-rear.....	40 feet
46	(e)	For units oriented face-to-rear	100 feet
47			
48	(6)	Minimum distance between apartment buildings or between	
49		apartment buildings and single-family dwellings:	
50			
51	(a)	For units oriented face-to-face.....	30 feet

1
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- (b) For units oriented side-to-side15 feet
- (c) For units oriented face-to-side or rear-to-side30 feet
- (d) For units oriented rear-to-rear.....60 feet
- (e) For units oriented face-to-rear 100 feet